

Submitted: July 17, 2014
Approved: July 17, 2014

MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 06-2014
Thursday, June 19, 2014

The City of Rockville Historic District Commission convened
in the Mayor and Council Chambers on
June 19, 2014 at 7:00 p.m.

PRESENT

Rob Achtmeyer, Chair
Anita Neal-Powell
Craig Moloney

Absent: Joseph Hansen
Jessica Reynolds

Present: Jim Wasilak, Chief of Planning
Payman Tehrani, Assistant City Attorney

I. AGENDA REVIEW WORKSESSION/EXECUTIVE SESSION began at 7:00 p.m. and no decisions were made.

II. COMMITTEE/ORGANIZATION REPORTS

- A. Nancy Pickard, new Executive Director of Peerless Rockville, provided a summation of past events and offered information on upcoming events. You may contact Ms. Pickard for more information on 301-762-0096, or see www.peerlessrockville.org.
- B. There was no report for the Lincoln Park Historical Society but you may contact Anita Neal Powell, Executive Director with questions at 301-674-1644, or email to lincolnparkhist@aol.com.
- C. Public Comments/Open Forum – There were no public comments.
- D. There were no comments from staff.

III. CONSENT AGENDA

Commissioner Achtmeyer moved, seconded by Commissioner Neal-Powell, to remove the following tax credit applications from the Consent Agenda: HDC2014-00686, Andrew Berman and Kristina Berdan, 127 Bullard Circle; and HDC2014-00668, Thomas Orban, 200 West Jefferson Street. The motion passed 3-0 (Commissioners Reynolds and Hansen were absent).

Commissioner Achtmeyer moved, seconded by Commissioner Neal-Powell, to approve the revised Consent Agenda, to include the seven tax credit applications. The motion passed 2-0-1 (Commissioner Moloney abstained; Commissioners Reynolds and Hansen were absent).

IV. TAX CREDIT APPLICATIONS

A. HDC2014-00686, Andrew Berman and Kristina Berdan, 127 Bullard Circle.

Mr. Wasilak stated he received correspondence from the applicant questioning the \$125,247.01 out of the \$150,000 requested. Mr. Wasilak recommends disallowing the interior renovation fees.

Commissioner Moloney moved, seconded by Commissioner Neal-Powell, to recommend Tax Credit Application HDC2014-00686 in the amount of \$125,687.01, to add the amount of the concrete landing (\$440) to the amount of the credit. The motion passed 3-0 (Commissioners Reynolds and Hansen were absent).

B. HDC2014-00668, Thomas Orban, 200 West Jefferson Street.

Mr. Wasilak recommends \$17,607.55 out of the \$21,000 for materials and labor associated with window replacement in the sunroom and the addition of stone applied to the kitchen foundation wall.

Commissioner Moloney moved, seconded by Commissioner Neal-Powell, to approve Tax Credit Application HDC2014-00668 in the amount of \$17,607.55. The motion passed 3-0 (Commissioners Reynolds and Hansen were absent).

V. CERTIFICATE OF APPROVAL

HDC2014-00681, Dominic Argentieri and Megan Dankovich, 315 Great Falls Road, for a modified design of the garage and breezeway addition approved by HDC2013-00634.

Mr. Wasilak provided the staff report and answered questions from the Board.

Mr. Argentieri, applicant and owner of the property summarized the proposed addition stating that there were no adjustments to the pitch of the roofline but it looks different because they want to remove the dormers.

Commissioner Neal-Powell moved, seconded by Commissioner Moloney, to approve HDC2014-00681 at 315 Great Falls Road and finds that the proposal maintains a reduced impact on a historical site by continuing to provide visual separation between the house and the proposed garage, such that the new construction will not overwhelm the existing structure and meets the Secretary of Interior Standards of Rehabilitation#1, #2, #3, #9 and #10. HDC approves the application to amend the approved Certificate of Approval HDC2013-00634 by modifying the design of the attached garage and breezeway addition to the west side of the existing colonial revival style cottage; in addition, lighting fixtures and replacement of roof materials on the existing sunroom, as well as a proposed canopy over

a door, as proposed in the application. The motion passed 3-0 (Commissioners Reynolds and Hansen were absent).

HDC2014-00677 (continuation), Maegan Conklin, 550 Reading Avenue, for replacement of deteriorating natural slate on upper-level roof of the house with asphalt shingles.

Commissioner Moloney stated that his company, CEM Design Architects recommended a reputable historical roofing contractor to the applicant, who provided an estimate, and stated that it won't impact his ability to be impartial in consideration of this application.

Jim Wasilak stated that the original proposal was for asphalt shingles of the Tamco Heritage variety, which was not recommended, and it was determined at the last meeting that an alternative solution should be made available. The CertainTeed Grand Manor Shingle was the alternative shingle product the applicant selected, in that it attempts to keep the characteristics of slate. Mr. Wasilak recommended the Grand Manor Shingle and believes it meets the Secretary of Interior's standards.

The applicant, Maegan Conklin, responded to a question from the HDC as to why a slate roof was not considered and she stated that the exorbitant cost from the quotes they received was the determining factor in their decision against using slate.

Discussion continued on the lines of financial hardship due to the extreme cost of replacing the roof.

Commissioner Neal-Powell moved, seconded by Commissioner Moloney, to approve HDC2014-00677, for 550 Reading Avenue, of the Tamco Heritage shingle, as it meets the Secretary of Interior's Standards #2 and #6, as well as the adopted Technical Guides #2 and #15 to the degree possible in asphalt products. The motion was amended to not specify the color of the slate as the HDC does not determine color.

The motion passed 3-0 (Commissioners Reynolds and Hansen were absent).

VI. EVALUATION OF SIGNIFICANCE FOR DEMOLITION

HDC2014-00676, Ni Linmei, 215 North Van Buren Street, for evaluation of significance to allow demolition.

Mr. Wasilak presented Carey Albee with ERM, the City's consultant to present her Evaluation of Significance report.

Nancy Piccard with Peerless provided some history on the Berlin Apartments adjacent to this property, stating that Mr. Berlin was forced to integrate because of the change in housing laws of that time. This area became a part of Urban Renewal.

Commissioner Moloney moved, seconded by Commissioner Neal-Powell, that the property at 215 N. Van Buren Street does not meet any of the adopted HDC criteria for historic designation and

moves against historic designation of the property. The motion passed 3-0 (Commissioners Reynolds and Hansen were absent).

VII. DISCUSSION – Project updates/follow-up

Mr. Wasilak had available a draft letter for Commissioner Achtmeyer's review and signature, to be sent to Mayor and Council regarding the addition of an alternate HDC member, and offered topics of discussion regarding the processing of designations and authorization of the historic district map amendment. He stated that ERM's report will be available for review/discussion regarding historic designation document review and he also provided an overview of the next meeting stating there will be two Evaluations of Significance and two Certificates of Approval.

VIII. ADJOURN

There being no further business to come before the Commission, Chair Achtmeyer adjourned the meeting at 9:20 p.m.

Respectfully Submitted

Sandra Y. Driver, Commission Secretary